THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201031290

Karen Johnson Davidson County
Batch# 526502 DEEDWARR
12/08/2020 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20201208-0142331

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $339,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of November, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary George 3432 Cobble Street Nashville TN 37211	New owner	Tax Parcel ID No. 172-12-0B-328.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daryl Dennison, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary George, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 422 on the Plan of Bradford Hills, Section Thirteen, a Planned Unit Development of record in Plat Book 7900, Page 6, and amended in Book 7900, page 661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daryl Dennison, unmarried by Warranty deed from Earlie C. Hunt and wife Saundra R. Hunt of record in Instrument No. 20040423-0046662 Register's Office for Davidson County, Tennessee, dated April 20, 2004 and recorded on April 23, 2004.

Amanda Peltz joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Daryl Dennison.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.
P.U.D. Boundary Plat of record in Book 7900, Page 6, and amended in Book 7900, Page 661, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 7900, Page 496, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8885, Page 519 and Book 9055, Page826, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
Charter of Bradford Hills Homeowners Association, Inc of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
Conveyance of open space/common area to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government for Water main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3432 Cobble Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25th day of November, 2020.

Daryl Dennison

Amanda Peltz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daryl Dennison and Amanda Peltz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2020.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021